

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to appeals for the properties located at 675-685 South Bixel Street, 1111 West 7th Street, and 1112-1142 West Ingraham Street.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the MND No. ENV-2015-3927-MND, as circulated on November 28, 2017, and all comments received, with the imposition of Mitigation Measures, there is no substantial evidence that the project will have a significant effect on the environment; FIND, the MND reflects the independent judgment and analysis of the City; FIND, the Mitigation Measures have been made enforceable conditions on the project; and, ADOPT the MND and the MMP prepared for the MND.
2. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEALS filed by David Hurtado; John W. Mackey, Little Wood Landing, LLC; and Mark Tarczynski and THEREBY SUSTAIN the decision of the CLAAPC in approving MND No. ENV-2015-3927-MND as the environmental clearance for a Project Permit Compliance, Project Permit Adjustment and Conditional Use Permits, subject to Conditions of Approval, for the demolition of an existing surface parking lot and construction of a unified, mixed-use development comprising of a 36-story, 402,939 square-foot, mixed-use building containing 422 residential dwelling units and approximately 5,597 square feet of ground floor commercial retail uses and a portion of the apartment building in Site A and a seven-story, 71,571 square-foot hotel with 126 guest rooms and ground floor retail uses in Site B, for the properties located at 675-685 South Bixel Street; 1111 West 7th Street; and 1112-1142 West Ingraham Street.

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on January 22, 2019, the PLUM Committee considered a CLAACP report and appeals for the properties at 675-685 South Bixel Street; 1111 West 7th Street; and 1112-1142 West Ingraham Street. Staff from the Department of City Planning provided an overview of the project and commented on the MND. The appellants were not present and the applicant was available if the Committee had any questions. Appellants Hurtado and Mackey has previously submitted Notice of Withdrawal of Appeal letters to the Council file. After an opportunity for public comment, the Committee recommended to deny the appeals and sustain the decision of the CLAACP. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
SMITH	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-